State of Nevada
Office of Military / Nevada National Guard
Floyd Edsall Training Center
Facility Condition Analysis

FLOYD EDSALL TRAINING CENTER

6400 Range Road
North Las Vegas, Nevada 89115

Site Number: 9879
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in April 2013

State of Nevada
Office of Military / Nevada National Guard
Floyd Edsall Training Center
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9879

Facility Condition Needs Index Report

Index #	Building Name		Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2546	FETC GUARD SHACK		64	0	10/17/2012	$0	$2,140	$0	$2,140	$4,800	45%
	6490 Range Road	North Las Vegas									
2551	FETC WATER TANK			1996	10/17/2012	$250,000	$0	$0	$250,000	$700,000	36%
	6490 Range Road	North Las Vegas									
1963	FETC CSMS STORAGE BUILDING		1950	1997	10/17/2012	$0	$19,500	$0	$19,500	$206,250	9%
	6490 Range Road	North Las Vegas									
2023	FETC USFPO WAREHOUSE		5600	1997	10/17/2012	$0	$56,000	$0	$56,000	$700,000	8%
	6490 Range Rd.	North Las Vegas									
1962	FETC ARMORY STORAGE BUILDING		2430	1997	10/17/2012	$0	$24,300	$0	$24,300	$303,750	8%
	6490 Range Road	North Las Vegas									
1960	FETC FMS BUILDING		15589	1997	10/17/2012	$11,795	$286,890	$0	$298,685	$4,286,975	7%
	6510 Range Road	North Las Vegas									
1961	FETC CSMS		12648	1997	10/17/2012	$12,000	$197,480	$0	$209,480	$3,478,200	6%
	6520 Range Road	North Las Vegas									
0036	FETC CLARK COUNTY ARMORY		76062	1997	10/17/2012	$1,000	$884,620	$0	$885,620	$22,818,600	4%
	6490 Range Road	North Las Vegas									
1964	FETC PAINT BOOTH		1120	1997	10/17/2012	$4,000	$6,720	$0	$10,720	$280,000	4%
	6490 Range Road	North Las Vegas									
3158	FETC STORAGE BUILDING		1800	2009	12/13/2012	$0	$0	$1,800	$1,800	$117,000	2%
	6490 Range Road	North Las Vegas									
3157	FETC VIRTUAL TRAINING FACILITY		2180	2012	12/11/2012	$0	$0	$2,180	$2,180	$218,000	1%
	6490 Range Road	North Las Vegas									
9879	FLOYD EDSALL TRAINING CENTER SITE			0	10/17/2012	$0	$465,000	$0	$465,000		0%
	6490 Range Road	North Las Vegas									
3156	FETC NORTH LV READINESS CENTER		68000	2013	12/6/2012	$0	$0	$0			0%
	6600 Range Road	North Las Vegas									
	Report Totals.....:		**187,443**			**$278,795**	**$1,942,650**	**$3,980**	**$2,225,425**	**$33,113,575**	**7%**

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FLOYD EDSALL TRAINING CENTER SITE

BUILDING REPORT

The Floyd Edsall Training Center Site in Clark County is the main headquarters for the Nevada National Guard in Southern Nevada. The facility has an 8 foot tall chain link fence with razor wire on three sides and CMU fence on the remaining side. The landscaping is xeriscape with a few trees and shrubs, and a large area of asphalt is located between the buildings, with gravel located around the outskirts. There is adequate parking including ADA accessible parking stalls. Access to the site is controlled by a guard station located on the north side off of Range Road. There is a large solar array over the parking area which also provides shaded parking spaces.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $465,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 9879SIT2

CRACK FILL & SEAL ASPHALT PAVING

Construction Cost $300,000

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and maintenance yards. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 500,000 square feet of asphalt area was used to generate this estimate.

Project Index #: 9879ENR1

DIRECT DIGITAL CONTROL SYSTEM UPGRADE

Construction Cost $90,000

Presently the site has two separate direct digital control (DDC) systems, one is an older Siemens system and one is a new Delta system. The Siemens system controls the FMS and the CSMS buildings and is not operating. The Delta system controls the Armory's chiller and boiler. This project would provide for upgrading the Delta system to include all the HVAC systems across the site as well as the lighting and any type of alarm systems. The estimate was provided by the maintenance staff who have procured a quote for this work.

Project Index #: 9879SIT4

SITE DRAINAGE UPGRADES

Construction Cost $75,000

Recent (October 2012) heavy rains exposed drainage problems around the site. The grade does not slope away from the buildings effectively which allowed water to infiltrate all of the buildings to some extent. The perimeter block wall has drainage outlets that quickly clogged up with dirt and debris and prevented water from flowing off property. This project would create positive flow away from the buildings by regrading, paving, installing additional drainage swales as needed and enlarging the outlets in the block wall.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**
Priority Class 2:	**$465,000**
Priority Class 3:	**$0**
Grand Total:	**$465,000**

FETC STORAGE BUILDING

BUILDING REPORT

The FETC storage Building is an engineered steel structure which has 4 individual storage bays. It has a concrete slab on grade foundation and is in excellent shape.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,800**

Long-Term Needs **Four to Ten Years**

Project Index #: 3158EXT1

EXTERIOR FINISHES **Construction Cost $1,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**1,800**
Year Constructed:	**2009**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-1**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Engineered Steel Building**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$1.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$117,000**
Priority Class 3:	**$1,800**	**Facility Replacement Cost per Square Foot:**	**$65**
Grand Total:	**$1,800**	**FCNI:**	**2%**

FETC VIRTUAL TRAINING FACILITY

BUILDING REPORT

The FETC Virtual Training Facility is an engineered steel structure on a concrete slab on grade foundation. The building is in excellent shape.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $2,180**

Long-Term Needs **Four to Ten Years**

Project Index #: 3157EXT1

EXTERIOR FINISHES

Construction Cost $2,180

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**2,180**
Year Constructed:	**2012**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**0 % B**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Engineered Steel Building**
IBC Construction Type:	**II-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$1.00**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$218,000**
Priority Class 3:	**$2,180**	**Facility Replacement Cost per Square Foot:**	**$100**
Grand Total:	**$2,180**	**FCNI:**	**1%**

FETC WATER TANK

BUILDING REPORT

The Water Tank is an above ground water storage tank which supplies water to the Nevada National Guard Facility. Constructed of steel, the tank has a maximum capacity of 250,000 gallons. The tank is in good condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $250,000**

Currently Critical **Immediate to Two Years**

Project Index #: 2551PLM1

WATER TOWER MAINTENANCE **Construction Cost $250,000**

The tower was installed almost 20 years ago and is due for cyclical maintenance and parts replacement. It provides drinking water for the staff and soldiers as well as water for fire protection. The interior and exterior coatings are breaking down and the pumps and associated controls are unreliable. This breakdown of the coatings can cause the water to become contaminated and the unreliable pumps and controls are a life safety risk. This project would provide for cleaning and sealing the interior and exterior of the tower and replacing the pumps and controls. This project is in design under CIP 11-M45 and the estimate is based off of that project.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

BUILDING INFORMATION:

Gross Area (square feet):	
Year Constructed:	**1996**
Exterior Finish 1:	**100 % Structural Steel**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**0 Basement? No**
IBC Occupancy Type 1:	**100 % U**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Steel Water Tank**
IBC Construction Type:	**I-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$250,000**	**Project Construction Cost per Square Foot:**	
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$700,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	
Grand Total:	**$250,000**	**FCNI:**	**36%**

FETC GUARD SHACK

BUILDING REPORT

The Guard Shack is located at the secured entrance to the Nevada National Guard Site. The small building provides the first security screening prior to anyone entering the facility. The building is in good condition.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $2,140**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2546EXT2

EXTERIOR DOOR REPLACEMENT **Construction Cost $1,500**

The exterior metal man door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

Project Index #: 2546EXT1

EXTERIOR FINISHES **Construction Cost $320**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 2546INT1

INTERIOR FINISHES **Construction Cost $320**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

BUILDING INFORMATION:

Gross Area (square feet):	**64**
Year Constructed:	**0**
Exterior Finish 1:	**50 % Painted Masonite Pan**
Exterior Finish 2:	**50 % Glazing**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Prefabricated Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$33.44**
Priority Class 2:	**$2,140**	**Total Facility Replacement Construction Cost:**	**$5,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$75**
Grand Total:	**$2,140**	**FCNI:**	**43%**

FETC USFPO WAREHOUSE

BUILDING REPORT

The United States Fiscal and Property Office Warehouse (USFPO) for the Nevada National Guard consists of storage space for equipment. The building is constructed of concrete masonry units with a single-ply membrane roof. The building is in good condition.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $56,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2023EXT1

EXTERIOR FINISHES

Construction Cost $28,000

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 2023INT1

INTERIOR FINISHES

Construction Cost $28,000

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

BUILDING INFORMATION:

Gross Area (square feet):	**5,600**
Year Constructed:	**1997**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$56,000**	**Total Facility Replacement Construction Cost:**	**$700,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$125**
Grand Total:	**$56,000**	**FCNI:**	**8%**

FETC PAINT BOOTH

BUILDING REPORT

The Paint Booth is an engineered steel structure with a single-ply membrane roofing system on a concrete foundation. The building is used for the preparation and painting of National Guard vehicles and equipment. The facility is in good condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $4,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1964SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $6,720**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1964EXT1

EXTERIOR FINISHES **Construction Cost $1,120**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1964INT1

INTERIOR FINISHES **Construction Cost $5,600**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

BUILDING INFORMATION:

Gross Area (square feet):	**1,120**
Year Constructed:	**1997**
Exterior Finish 1:	**100 % Metal Siding**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % H-4**
IBC Occupancy Type 2:	**%**
Construction Type:	**Engineered Steel Building**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$4,000**	**Project Construction Cost per Square Foot:**	**$9.57**
Priority Class 2:	**$6,720**	**Total Facility Replacement Construction Cost:**	**$280,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$250**
Grand Total:	**$10,720**	**FCNI:**	**4%**

FETC CSMS STORAGE BUILDING

BUILDING REPORT

The CSMS Storage Building is constructed of concrete masonry units, concrete foundation and structural steel roof trusses covered by a single-ply roof membrane system. This facility is primarily used for storage. It is located adjacent to the paint booth and is in excellent condition.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $19,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1963EXT1

EXTERIOR FINISHES

Construction Cost $9,750

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1963INT1

INTERIOR FINISHES

Construction Cost $9,750

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

BUILDING INFORMATION:

Gross Area (square feet):	**1,950**
Year Constructed:	**1997**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units and Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$19,500**	**Total Facility Replacement Construction Cost:**	**$206,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$106**
Grand Total:	**$19,500**	**FCNI:**	**9%**

FETC ARMORY STORAGE BUILDING

BUILDING REPORT

The Armory Storage Building is constructed of concrete masonry units, concrete foundation and steel roof trusses covered by a single-ply roof membrane system. This facility is primarily used for storage of extra material for the Nevada National Guard Units.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $24,300**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1962EXT1

EXTERIOR FINISHES

Construction Cost $12,150

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1962INT1

INTERIOR FINISHES

Construction Cost $12,150

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

BUILDING INFORMATION:

Gross Area (square feet):	**2,430**
Year Constructed:	**1997**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units and Steel**
IBC Construction Type:	**III-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$10.00**
Priority Class 2:	**$24,300**	**Total Facility Replacement Construction Cost:**	**$304,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$125**
Grand Total:	**$24,300**	**FCNI:**	**8%**

FETC CSMS

BUILDING REPORT

The CSMS Building is constructed of concrete masonry units, concrete foundation and steel roof trusses covered by a single-ply roof membrane system. This facility is primarily used for servicing and repairing military vehicles and weapon systems calibration. Support offices are also contained within the building.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $12,000**

Currently Critical **Immediate to Two Years**

Project Index #: 1961ADA1

BREAK ROOM REMODEL **Construction Cost $8,000**

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and counter tops are delaminating and failing. This project recommends the replacement of the existing kitchen counters, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

Project Index #: 1961SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $197,480**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1961EXT1

EXTERIOR FINISHES **Construction Cost $63,240**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1961HVA1

HEATING UPGRADE **Construction Cost $25,000**

The maintenance shop area is heated by several small wall mounted natural gas fired radiant heaters. They are insufficient in providing heat to the large interior space. Staff noted that the heaters will run continuously, but the temperature at the floor level remains cold. This project would provide for installing new gas fired heating units, preferably closer to the floor of the shop and includes connections to all utilities.

Project Index #: 1961INT3

INTERIOR FINISHES **Construction Cost $63,240**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1961INT2

RESTROOM COUNTERTOP REPLACEMENT **Construction Cost $4,000**

The countertops in the restrooms are showing signs of wear and tear particularly at the laminated edges and corners. The countertops are delaminating and failing. This project recommends the replacement of the existing damaged countertops with heavy duty, quality finishes. This project would provide funding for the removal and replacement of the countertops. This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1961HVA2

VEHICLE EXHAUST EXTRACTION SYSTEMS **Construction Cost $42,000**

The vehicle maintenance garage has an exhaust extraction system that is not in use. Table 403.7 in the 2012 Uniform Mechanical Code states that "Auto repair rooms where engines are run shall have exhaust systems that directly connect to the engine exhaust and prevent escape of fumes". The existing system is not utilized because it is on the floor and most vehicles serviced in the building have exhaust terminations near the top of the vehicle. Also, the existing floor system fills up with water occasionally and does not function. This project would provide for the purchase and installation of four individual overhead vehicle exhaust extraction systems including, hoses, automatic shut off, electrical connections and roof mounted exhaust fans and equipment as provided by the manufacturer. This project is in design under CIP 11-M05 and the estimate is based off of that project.

BUILDING INFORMATION:

Gross Area (square feet):	**12,648**
Year Constructed:	**1997**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$12,000**	**Project Construction Cost per Square Foot:**	**$16.56**
Priority Class 2:	**$197,480**	**Total Facility Replacement Construction Cost:**	**$3,478,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$209,480**	**FCNI:**	**6%**

FETC FMS BUILDING

BUILDING REPORT

The FMS Building is constructed of concrete masonry units, concrete foundation and steel roof trusses covered by a single-ply roof membrane system. This facility is primarily used for servicing and repairing military vehicles and equipment. Support offices and restrooms are also contained within the building. The heating and cooling is provided by roof mounted evaporative coolers and radiant heating units. The facility has a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $11,795**

Currently Critical **Immediate to Two Years**

Project Index #: 1960SFT2

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $7,795**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

Project Index #: 1960SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $286,890**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1960SIT1

CONCRETE APRON / LANDING INSTALLATION **Construction Cost $1,500**

One of the exterior overhead coiling garage doors does not have a concrete apron in front of it. Also, a concrete landing is missing on the exit door on north side of the building. A concrete landing and apron in front of the doors would reduce the amount of dirt and debris from entering the building and prevent erosion in front of the door. The 2012 IBC requires landings at exit doors. This project would provide for the installation of a new 8" thick concrete slab-on-grade apron at the vehicle garage door and a concrete landing at the exit door.

Project Index #: 1960HVA1

EXHAUST FAN INSTALLATION **Construction Cost $15,000**

The building has a battery charging room. The battery charging room is equipped for flushing and neutralizing spilled electrolytes and charging batteries for vehicles and equipment. The room lacks adequate ventilation for dispersal of fumes from gassing batteries as required by OSHA 1910.178(g) (2). Currently the method of ventilation is to open the exterior door and turn on a portable fan. This project would provide for an exhaust system to be installed with warning alarms. The estimate includes engineering, ducting, wiring, installation and repairs to the roof as required.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1960EXT2

EXTERIOR DOOR REPLACEMENT **Construction Cost $1,500**

The exterior metal door for the battery charging station room is damaged from being hit by a forklift. This project would provide for the replacement of the door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

Project Index #: 1960EXT1

EXTERIOR FINISHES **Construction Cost $77,945**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting of the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 1960HVA2

HEATING UPGRADE **Construction Cost $25,000**

The maintenance shop area is heated by several small wall mounted natural gas fired radiant heaters. They are insufficient in providing heat to the large interior space. Staff noted that the heaters will run continuously, but the temperature at the floor level remains cold. This project would provide for installing new gas fired heating units, preferably closer to the floor of the shop and includes connections to all utilities.

Project Index #: 1960INT2

INTERIOR FINISHES **Construction Cost $77,945**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 1960INT3

RESTROOM COUNTERTOP REPLACEMENT **Construction Cost $4,000**

The countertops in the restrooms are showing signs of wear and tear particularly at the laminated edges and corners. The countertops are delaminating and failing. This project recommends the replacement of the existing damaged countertops with heavy duty, quality finishes. This project would provide funding for the removal and replacement of the countertops.

Project Index #: 1960HVA3

VEHICLE EXHAUST EXTRACTION SYSTEM **Construction Cost $84,000**

The vehicle maintenance garage has an exhaust extraction system that is not in use. Table 403.7 in the 2012 Uniform Mechanical Code states that "Auto repair rooms where engines are run shall have exhaust systems that directly connect to the engine exhaust and prevent escape of fumes". The existing system is not utilized because it is on the floor and most vehicles serviced in the building have exhaust terminations near the top of the vehicle. Also, the existing floor system fills up with water occasionally and does not function. This project would provide for the purchase and installation of eight individual overhead vehicle exhaust extraction systems including, hoses, automatic shut off, electrical connections and roof mounted exhaust fans and equipment as provided by the manufacturer. This project is in design under CIP 11-M05 and the estimate is based off of that project.

BUILDING INFORMATION:

Gross Area (square feet):	**15,589**
Year Constructed:	**1997**
Exterior Finish 1:	**100 % Concrete Masonry U**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**70 % S-2**
IBC Occupancy Type 2:	**20 % B**
Construction Type:	**Concrete Masonry Units and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$11,795**	**Project Construction Cost per Square Foot:**	**$19.16**
Priority Class 2:	**$286,890**	**Total Facility Replacement Construction Cost:**	**$4,287,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$275**
Grand Total:	**$298,685**	**FCNI:**	**7%**

FETC CLARK COUNTY ARMORY

BUILDING REPORT

The Clark County Armory contains all of the support functions required for the operation, training and communications of the Southern Nevada National Guard operations. The construction of the building includes concrete masonry unit walls, brick masonry walls and accents, and a single-ply roofing. The main structural components are masonry and steel. The interior contains an entrance foyer, offices, classrooms, auditorium, gymnasium and work out area, maintenance shops, storage, and kitchen facilities. There are Men's and Women's restrooms and lockers which are not fully ADA compliant and the facility has a fire alarm and sprinkler system. The HVAC system consists of two boilers, a chiller and cooling tower which supplies the majority of the building along with roof mounted evaporative coolers and air handlers.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $1,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0036ADA1

ADA ACCESSIBLE COUNTER **Construction Cost $1,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The lobby at the entrance of the building has a service counter for the public to approach which does not meet current requirements. Section 904.4 of the ADA Standards For Accessible Design states that a portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided. This project will provide an accessible counter space in accordance with this requirement. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $884,620**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0036EXT1

EXTERIOR DOOR REPLACEMENT **Construction Cost $100,000**

The exterior metal man doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of all of the exterior door assemblies with new metal doors, frames and hardware including paint. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 0036EXT3

EXTERIOR FINISHES **Construction Cost $380,310**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0036INT4

INTERIOR FINISHES **Construction Cost $380,310**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 10/12/2005. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0036SIT1

ROOF DRAIN DOWNSPOUT MODIFICATIONS **Construction Cost $15,000**

The roof drain downspouts currently terminate within inches of the building with no continuous drainage away from the foundation. This is causing the water to pool next to the foundation and damage the foundation and walls. This project would provide for the extension of the roof drains from the downspouts to approximately 5'-0" away from the perimeter of the building to prevent pooling and damage to the building.

Project Index #: 0036PLM2

WATER HEATER REPLACEMENT **Construction Cost $9,000**

There are three 69 gallon automatic circulating tank water heaters in the central plant. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that three new gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**76,062**
Year Constructed:	**1997**
Exterior Finish 1:	**90 % Tan CMU**
Exterior Finish 2:	**10 % Painted Stucco / EIFS**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**80 % B**
IBC Occupancy Type 2:	**20 % A-3**
Construction Type:	**Concrete Masonry and Steel**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$1,000**	**Project Construction Cost per Square Foot:**	**$11.64**
Priority Class 2:	**$884,620**	**Total Facility Replacement Construction Cost:**	**$22,819,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$885,620**	**FCNI:**	**4%**

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Board | 515 E. Musser Street, Suite 102 | (775) 684-4141 voice
Facilities Condition Analysis | Carson City, Nevada 89701-4263 | (775) 684-4142 facsimile

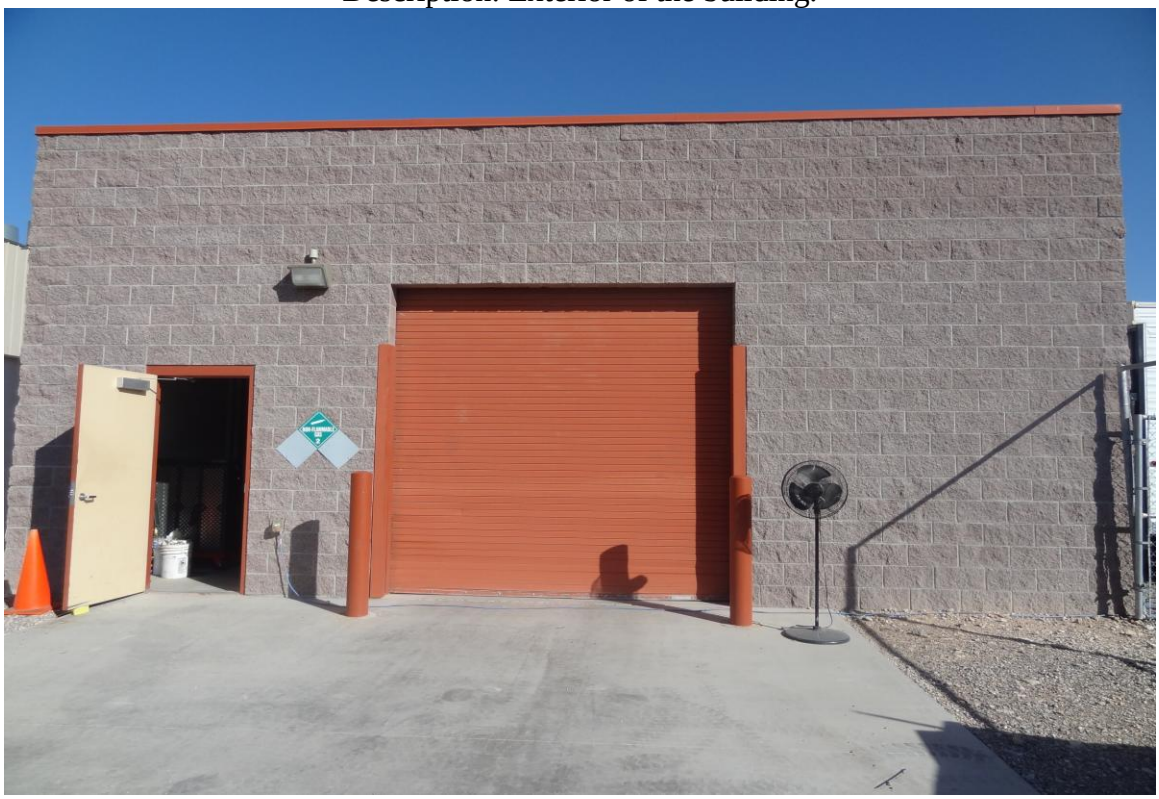
Floyd Edsall Training Center Site – FCA Site #9879
Description: ADA accessible parking area.

FETC Storage Building – FCA Building #3158
Description: Exterior of the building.

FETC Virtual Training Building – FCA Building #3157
Description: Exterior of the building.

FETC USFPO Warehouse – FCA Building #2023
Description: Exterior of the building.

FETC Paint Booth – FCA Building #1964
Description: Exterior of the building.

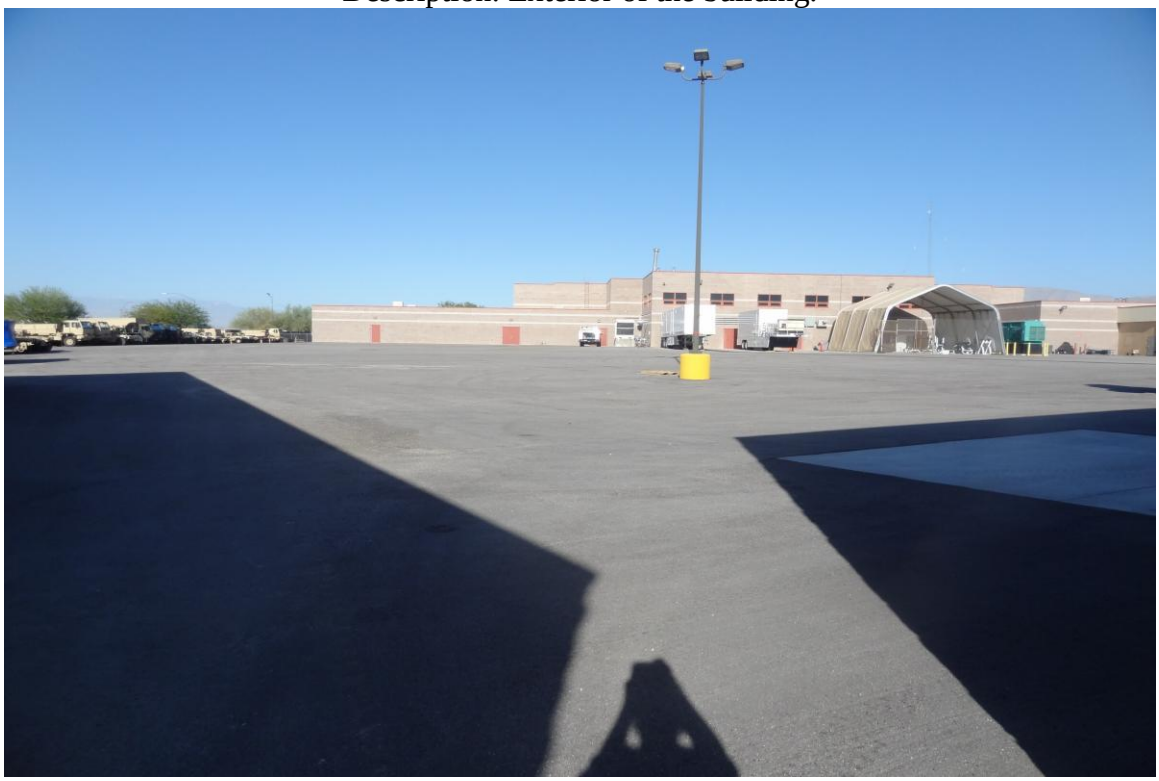


FETC CSMS Storage Building – FCA Building #1963
Description: Exterior of the building.

FETC Armory Storage Building – FCA Building #1962
Description: Exterior of the building (on left).

FETC CSMS– FCA Building #1961
Description: Exterior of the building.

FETC FMS Building – FCA Building #1960
Description: Exterior of the building.



FETC Clark County Armory – FCA Building #0036
Description: Exterior of the building.

FETC Clark County Armory – FCA Building #0036
Description: Roof-top equipment.

FETC Clark County Armory – FCA Building #0036
Description: Interior of the main entrance.